



# Monterey County

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## Board Report

Legistar File Number: 14-1238

November 04, 2014

**Introduced:** 10/29/2014

**Current Status:** Agenda Ready

**Version:** 1

**Matter Type:** General Agenda Item

- a. Set a public hearing for December 2, 2014 at 10:30 a.m., to consider year 2015 applications to establish five (5) Farmland Security Zones ("FSZ") and Contracts.
- b. Direct the Clerk of the Board of Supervisors to publish Notice of Hearing for the Public Hearing to take place on December 2, 2014 at 10:30 a.m., to consider year 2015 applications to establish five (5) Farmland Security Zones ("FSZ") and Contracts. (REF140061 - /Williamson Act Contract Applications - 2015, County-wide)

### RECOMMENDATION:

It is recommended that the Board of Supervisors:

Set a public hearing for December 2, 2014 at 10:30 a.m., to consider year 2015 applications to establish five (5) Farmland Security Zones ("FSZ") and Contracts (hereafter, "Applications").

### SUMMARY:

Each calendar year, the Board of Supervisors must consider Agricultural Preserve (AgP) and FSZ contract applications pursuant to the Land Conservation Act of 1965. This year, a total of five (5) applications for the establishment of FSZs and Contracts will be considered. The December 2, 2014 Staff Report will provide the Board of Supervisors with the Agricultural Preserve Review Committee's recommendations for each of the applications. Board action is required to establish by contract, AgP and FSZ status for those selected applications, to commence in the year 2015, if the subject property meets the criteria found under Board Resolution No. 01-485, as amended by Board Resolution No. 03-383 (Procedures for Agricultural Preserves) and Board Resolution No. 01-486 (Procedure for the Creation of Farmland Security Zones and Contracts), set forth in Attachment "B". No applications for the establishment of an AgP were received this year.

The five (5) applications total 10 parcels over approximately 974 acres. Approximately 693 of the 974 acres are already under Agricultural Preserve (AgP) Land Conservation Contract, with the property owners seeking an "upgrade" to Farmland Security Zone (FSZ) Contracts. Agricultural Preserves are generally comprised of "non-prime" (typically grazing) lands, whereas Farmland Security Zone acreage must be comprised of at least 51% "prime" farmland (typically row-crop). Consequently, approval of the five (5) applications would account for an additional 281 acres toward the existing 783,905 acres of combined FSZ and AgP contracted land in Monterey County.

### DISCUSSION:

The Agricultural Preserve Review Committee met on October 16, 2014 to review Applications to Establish FSZs and Contracts commencing on January 1, 2015. Final recommendations by

the Committee with detailed analysis and maps of each application will be provided as part of the December 2, 2014 Board Report for final action.

Attached to this report is the 2015 Application Matrix (Attachment "C") listing the name, acreage and parcel numbers and General Plan, Area Plan designation, for applications submitted for the 2014 round of applications with a large-scale map (Attachment "D") showing the general locations of the proposed FSZ's. The public will be informed of the scheduled December 2, 2014 public hearing by way of County-wide noticing through publication of notice in newspapers of general circulation. Notice of hearing will be mailed to applicants and/or their legal representatives.

OTHER AGENCY INVOLVEMENT:

The Agricultural Preserve Review Committee, consisting of representatives from the Agricultural Commissioner's Office, Resource Management Agency-Planning Department, County Assessor's Office and the Office of the County Counsel, has reviewed the 2015 Applications and will make its recommendations using the criteria set forth in Board Resolution No. 01-485, as amended by Board Resolution No. 03-383 (Procedures for Agricultural Preserves) and Board Resolution No. 01-486 (Procedures for the Creation of FSZs).

Due to late submission of this Board Report, the CAO Budget and Analysis Division was not provided adequate time to fully review for potential fiscal, organizational, policy or other implication to the County of Monterey.

FINANCING:

In the event that the Board of Supervisors decides to approve the applications and enter into these Contracts at its December 2, 2014 meeting, the assessed valuation of properties placed under said Contracts shall be reduced to their respective restricted values, resulting in a property tax reduction. A full estimate of said reduction will be presented at the December 2, 2014 hearing.

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cc: Front Counter Copy; Board of Supervisors; Jacqueline Onciano, Planning Services Manager; Steve Mason, Associate Planner; Mary Grace Perry, Deputy County Counsel; Gregg MacFarlane, Assessor-Recorder's Office; Bob Roach, Agricultural Commissioner's Office; Applicant/Owners and/or Applicant/Owners' respective Legal Representatives/Agents; The Open Monterey Project; LandWatch; Project File REF140061

The following attachments on file with the Clerk of the Board:

Attachment A Notice of Hearing for December 2, 2014 at 10:30 a.m.

Attachment B Procedures for the Creation of Farmland Security Zones and Agricultural Preserves

Attachment C 2015 Application Matrix

Attachment D County-wide Map - Monterey County 2015 Williamson Act Applications